

SETBACK DISTANCES

Principal Structure

Zone "SF-1"—"SF-5"

(Single Family Residential)

- Front— 25% of lot depth or 25' from property line (whichever is less)
Side— 10% of lot depth or 10' from property line (whichever is less)
Rear— 25% of lot depth or 25' from property line (whichever is less)

Zone "AG" (Agricultural District)

- Front— 25'
Side— 10'
Rear— 10'

Accessory Structure

Zone "SF-1"—"SF-5"

(Single Family Residential)

- Front— 25% of lot depth—need not exceed 25'
Side— 5' (if unattached, must be 10' away from principal structure)
Rear— 5' (if abuts an alley must be 10')

Zone AG (Agricultural District)

- Front— 25'
Side— 10'
Rear— 10'

Livestock Structure

Zone "SF-4" & "SF-5" (Single Family Residential)

- Front— 70'
Side— 30'
Rear— 30'

Zone AG (Agricultural District)

- Front— 60'
No closer than 20' to a dwelling

For More Information Contact:



Planning & Development
110 Courthouse Plaza
Manhattan, KS 66502

Phone: 785-537-6332
Fax: 785-537-6331
<http://www.rileycountyks.gov>

GUIDE TO BUILDING



WHEN A BUILDING PERMIT IS NEEDED

A building permit is required prior to the start of new construction or enlargement of an existing house, garage, deck, storage structure, in-ground swimming pool, commercial building or the moving of a structure onto property.

Building permits are not required for driveways, sidewalks, fences, or interior remodeling of a structure, provided the use of the structure will not change.

Manufactured homes located outside of a mobile home park are required to be placed on a permanent foundation and require a building permit.

AREAS OF RILEY COUNTY THAT REQUIRE BUILDING PERMITS

County building permits apply to all property outside the city limits of Leonardville, Manhattan, Ogden, Randolph, and Riley.

HOW LONG IS A BUILDING PERMIT GOOD FOR?

Construction must begin within six (6) months of the date the permit is issued, otherwise the permit becomes invalid.

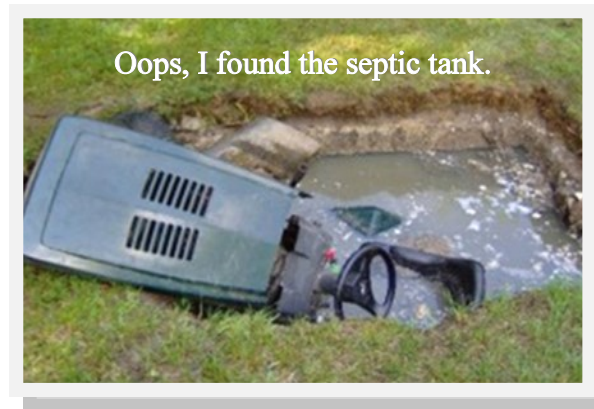
OTHER PERMITS

A **Floodplain Development Permit** and an **Elevation Certificate** is required for construction in the floodplain. A **Floodproofing Certificate** is required for non-residential buildings that are below the base flood elevation. Contact Planning & Development to determine if the property is in a floodplain.

ENVIRONMENTAL HEALTH

The Environmental Health Specialist reviews each building permit to determine compliance with the Riley County Sanitary Code. Evaluation of the permit may necessitate water analysis, profile and percolation testing to determine the correct septic system for the site.

If a violation is discovered during the review, the violation must be resolved before a building permit may be issued. Examples include lack of a septic pumping report in the last five years, an illegal septic system, and a septic or water system that will be negatively impacted from the proposed building request.



FEES

The Riley County Board of Commissioners adopted the following current fees on December 13, 2012.

Principal structure (residential)	\$150.00
Accessory structure (residential)	\$150.00
Principal structure (commercial)	\$225.00
Accessory (commercial/Industrial)	\$225.00

APPLYING FOR A BUILDING PERMIT

Application is made in the Riley County Planning & Development office located on the 2nd Floor of the Riley County Office Building at 110 Courthouse Plaza.

The following information is needed for a building permit:

- Name & address of property owner
- Name & address of builder
- Legal description of property
- Dimensions, height, number of floors, & number of bedrooms of proposed construction
- Estimated cost of construction
- Proposed water source and sewage disposal system. Contact Environmental Health located in the Planning & Development Department for permits.
- Proposed setback distances from property lines, roads, other buildings, etc.
- Plot plan

The Riley County Zoning Regulations require that a building permit be issued or denied within ten (10) days after application.

A separate building permit is required for each category; however, if a principal structure and an accessory structure are constructed simultaneously, the total fee for the two permits shall be \$50 above the permit fee for the principal structure. In the event construction is commenced prior to the issuance of a building permit, the permit fee shall be doubled to compensate for the direct costs and additional staff costs involved in enforcement activities.